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TAXATION DISTRICT 002 TOWN OF BIRCH

COUNTY 35 LINCOLN

CLASS		# OF SALES		ESSED ALUE	SALE VALU		GREGATE RATIO	MEAN RATIO		MEDIAN RATIO	DISP COEFF		CONC	PRI DIF			
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 2 2		0 116,200 116,200	125,0 125,0		0.00 92.96 92.96	0.0 92.4 92.4	1	0.00 92.41 92.41	0.00 4.97 4.97		0.0 100.0 100.0	0.0 0.9 0.9	9		
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 0 0	_	0 0 0		0 0 0	0.00 0.00 0.00	0.0 0.0 0.0	0	0.00 0.00 0.00	0.00 0.00 0.00		0.0 0.0 0.0	0.0 0.0 0.0	0		
TOTAL	VACANT IMPROVED TOTAL	0 2 2	F	_0 116,200 116,200	125,0 125,0	0	0.00 92.96 92.96	0.0 92.4 92.4	1	0.00 92.41 92.41	0.00 4.97 4.97		0.0 100.0 100.0	0.0 0.9 0.9	9		
					ENCY TAB	<u>E (IN ;</u>											
			OTI	HER %	45% # %		-30% # %		5% %	+1 #	<u>5%</u> %	+: #	30% %	+4 #	.5% %	O	OTHER %
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 2 2	0 0 0	0.0 0.0 0.0	0 0.0 0 0.0 0 0.0		0 0.0 0 0.0 0 0.0 0 0.0	0 1 1	0.0 50.0 50.0	0 1 1	0.0 50.0 50.0	0 0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0
2 - COMMERCIAL			I														
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 0 0	0 0 0	0.0 0.0 0.0	0 0.0 0 0.0 0 0.0		0 0.0 0 0.0 0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0

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TAXATION DISTRICT 004 TOWN OF BRADLEY

COUNTY 35 LINCOLN

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	12	722,960	920,770	78.52	110.01	96.09	48.40	50.0	1.40
	IMPROVED	38	5,589,100	5,471,375	102.15	121.97	109.54	34.98	42.1	1.19
	TOTAL	50	6,312,060	6,392,145	98.75	119.10	102.01	39.72	38.0	1.21
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	12	722,960	920,770	78.52	110.01	96.09	48.40	50.0	1.40
	IMPROVED	38	5,589,100	5,471,375	102.15	121.97	109.54	34.98	42.1	1.19
	TOTAL	50	6,312,060	6,392,145	98.75	119.10	102.01	39.72	38.0	1.21

			ОТ	HER	-4	5%	-3	0%	-1	15%	+	15%	+	30%	+4	15%	(OTHER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	12	2	16.7	0	0.0	0	0.0	4	33.3	2	16.7	1	8.3	2	16.7	1	8.3
	IMPROVED	38	3	7.9	1	2.6	6	15.8	9	23.7	7	18.4	5	13.2	2	5.3	5	13.2
	TOTAL	50	5	10.0	0	0.0	7	14.0	13	26.0	6	12.0	10	20.0	1	2.0	8	16.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	12	2	16.7	0	0.0	0	0.0	4	33.3	2	16.7	1	8.3	2	16.7	1	8.3
	IMPROVED	38	3	7.9	1	2.6	6	15.8	9	23.7	7	18.4	5	13.2	2	5.3	5	13.2
	TOTAL	50	5	10.0	0	0.0	7	14.0	13	26.0	6	12.0	10	20.0	1	2.0	8	16.0

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TAXATION DISTRICT 006 TOWN OF CORNING

COUNTY 35 LINCOLN

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES		ESSED ALUE	SALES VALUE	AGGRE RA		MEAN RATIO		MEDIAN RATIO	DISP COEF		CONC	PRI DIF			
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 1 1		0 71,500 71,500	73,000 73,000) 9	0.00 7.95 7.95	0.0 97.9 97.9	5	0.00 97.95 97.95	0.0 0.0 0.0	0	0.0 100.0 100.0	0.0 1.0 1.0	0		
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 0 0	_	0 0 0	() ())	0.00 0.00 0.00	0.0 0.0 0.0	0	0.00 0.00 0.00	0.0 0.0 0.0	0	0.0 0.0 0.0	0.0 0.0 0.0	0		
TOTAL	VACANT IMPROVED TOTAL	0 1 1	F	71,500 71,500	73,000 73,000	9	0.00 7.95 7.95	0.0 97.9 97.9	5	0.00 97.95 97.95	0.0 0.0 0.0	0	0.0 100.0 100.0	0.0 1.0 1.0	0		
					NCY TABLE												
			OTI	<u>1ER</u> %	45% # %	-30 #	0% %		<u>5%</u> %	+ <u>`</u> #	15% %	<u>+</u>	30% %	+4 #	5% %		OTHER %
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 1 1	0 0 0	0.0 0.0 0.0	0 0.0 0 0.0 0 0.0	0 0 0	0.0 0.0 0.0	0 .5 .5	0.0 50.0 50.0	0 .5 .5	0.0 50.0 50.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 0 0	0 0 0	0.0 0.0 0.0	0 0.0 0 0.0 0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0
TOTAL	VACANT IMPROVED TOTAL	0 1	0 0 0	0.0 0.0 0.0	0 0.0 0 0.0 0 0.0	0 0 0	0.0 0.0 0.0	0 .5 .5	0.0 50.0 50.0	0 .5 .5	0.0 50.0 50.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0

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TAXATION DISTRICT 008 TOWN OF HARDING

COUNTY 35 LINCOLN

CLASS		# OF SALES		ESSED ALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL		
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 0 0		0 0 0	0 0 0	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.0 0.0 0.0	0.00 0.00 0.00		
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 0 0	_	0 0 0	0 0 0	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.0 0.0 0.0	0.00 0.00 0.00		
TOTAL	VACANT IMPROVED TOTAL	0 0 0	F	0 0 0	e	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.0 0.0 0.0	0.00 0.00 0.00		
						(IN # OF OCCI					·	OTUE	<u> </u>
			OTI		-45%	(IN # OF OCCI -30% # %	-15%		ENTS FRO	OM MEDIAI +30% # %	+45%		
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 0 0	ОТН	HER	-45%	-30%	-15% # 0 0 0 0	+1	5% % 0.0 0.0	+30%	+45%	% # % 0 0 0.0 0 0 0.0	%))
1 - RESIDENTIAL 2 - COMMERCIAL	IMPROVED	0	OTH # 0 0	0.0 0.0	-45% # % 0 0.0 0 0.0	-30% # % 0 0.0 0 0.0	-15% # 0 0 0 0 0 0 0 0 0 0		5% % 0.0 0.0 0.0 0.0 0.0	+30% # % 0 0.0 0 0.0	+45% # 0 0. 0 0.	% # % 0 0 0.0 0 0 0.0 0 0 0.0 0 0 0.0 0 0 0.0 0 0 0.0	%))))

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WISCONSIN DEPARTMENT OF REVENUE 2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 010 TOWN OF HARRISON

COUNTY 35 LINCOLN

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES		SESSED ALUE	SALES VALUE		REGATE ATIO	MEAN RATI		MEDIAN RATIO	DISP COEF		CONC COEFF	PRI DIF	_		
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 9 9		0 ,481,800 ,481,800	1,517,000 1,517,000		0.00 97.68 97.68	0.0 102.5 102.5	57	0.00 105.79 105.79	0.0 11.4 11.4	4	0.0 55.6 55.6	0.0 1.0 1.0	5		
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 0 0	_	0 0 0)))	0.00 0.00 0.00	0.0 0.0 0.0	00	0.00 0.00 0.00	0.0 0.0 0.0	0	0.0 0.0 0.0	0.0 0.0 0.0	0		
TOTAL	VACANT IMPROVED TOTAL	0 9 9		481,800 481,800	1,517,00 1,517,00		0.00 97.68 97.68	0.0 102.5 102.5	7	0.00 105.79 105.79	0.0 11.4 11.4	4	0.0 55.6 55.6	0.0 1.0 1.0	5		
					NCY TABL												
			OTI #	HER %	45% # %	- #	30% %	<u>-1</u> #	5% %	+ #	15% %	+	30% %	+4 #	.5% %	<u>O</u> #	THER %
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 9 9	0 0 0	0.0 0.0 0.0	0 0.0 0 0.0 0 0.0	0 3 3	0.0 33.3	0 1.5 1.5	0.0 16.7 16.7	0 3.5 3.5	0.0 38.9 38.9	0 1 1	0.0 11.1 11.1	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 0 0	0 0 0	0.0 0.0 0.0	0 0.0 0 0.0 0 0.0	0 0 0		0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0

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DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE 2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 012 TOWN OF KING

COUNTY 35 LINCOLN

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	178,300	186,400	95.65	101.41	101.41	7.37	100.0	1.06
	IMPROVED	11	1,973,500	1,815,700	108.69	136.66	108.42	39.19	63.6	1.26
	TOTAL	13	2,151,800	2,002,100	107.48	131.24	108.42	34.22	69.2	1.22
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	178,300	186,400	95.65	101.41	101.41	7.37	100.0	1.06
	IMPROVED	11	1,973,500	1,815,700	108.69	136.66	108.42	39.19	63.6	1.26
	TOTAL	13	2,151,800	2,002,100	107.48	131.24	108.42	34.22	69.2	1.22

			OTH	HER	-4	5%	-30	%	-1	15%	+	15%	+3	0%	+4	5%	(OTHER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	11	0	0.0	1	9.1	0	0.0	4.5	40.9	2.5	22.7	0	0.0	0	0.0	3	27.3
	TOTAL	13	0	0.0	1	7.7	0	0.0	5.5	42.3	3.5	26.9	0	0.0	0	0.0	3	23.1
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	11	0	0.0	1	9.1	0	0.0	4.5	40.9	2.5	22.7	0	0.0	0	0.0	3	27.3
	TOTAL	13	0	0.0	1	7.7	0	0.0	5.5	42.3	3.5	26.9	0	0.0	0	0.0	3	23.1

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TAXATION DISTRICT 014 TOWN OF MERRILL

COUNTY 35 LINCOLN

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	16,000	10,500	152.38	128.95	128.95	22.45	0.0	0.85
	IMPROVED	12	1,566,500	1,657,900	94.49	97.63	95.66	17.86	75.0	1.03
	TOTAL	14	1,582,500	1,668,400	94.85	102.10	99.05	19.17	64.3	1.08
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	337,400	480,000	70.29	79.28	79.28	20.14	0.0	1.13
	TOTAL	2	337,400	480,000	70.29	79.28	79.28	20.14	0.0	1.13
TOTAL	VACANT	2	16,000	10,500	152.38	128.95	128.95	22.45	0.0	0.85
	IMPROVED	14	1,903,900	2,137,900	89.05	95.01	94.03	18.00	64.3	1.07
	TOTAL	16	1,919,900	2,148,400	89.36	99.25	96.87	19.63	62.5	1.11
			FREQUE	NCY TABLE	(IN # OF OCCU	JRENCES A	AND PERCE	ENTS FRO	M MEDIAN	۷)

			OTH	IER		45%	-3	0%		15%	+	15%	+	30%	+4	5%	(OTHER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	12	0	0.0	1	8.3	1	8.3	4	33.3	5	41.7	0	0.0	0	0.0	1	8.3
	TOTAL	14	0	0.0	1	7.1	2	14.3	4	28.6	5	35.7	0	0.0	0	0.0	2	14.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	14	0	0.0	2	14.3	1	7.1	4	28.6	5	35.7	1	7.1	0	0.0	1	7.1
	TOTAL	16	0	0.0	2	12.5	2	12.5	4	25.0	6	37.5	0	0.0	0	0.0	2	12.5

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TAXATION DISTRICT 016 TOWN OF PINE RIVER

COUNTY 35 LINCOLN

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	78,000	128,000	60.94	86.38	101.25	20.44	66.7	1.42
	IMPROVED	10	1,303,500	1,119,400	116.45	129.37	111.87	25.82	70.0	1.11
	TOTAL	13	1,381,500	1,247,400	110.75	119.45	110.00	25.17	69.2	1.08
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	3	78,000	128,000	60.94	86.38	101.25	20.44	66.7	1.42
	IMPROVED	10	1,303,500	1,119,400	116.45	129.37	111.87	25.82	70.0	1.11
	TOTAL	13	1,381,500	1,247,400	110.75	119.45	110.00	25.17	69.2	1.08

			ОТ	HER	-4	5%	-3	0%	-1	15%	+	15%	+	30%	+4	5%	(OTHER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3	1	33.3	0	0.0	0	0.0	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10	0	0.0	0	0.0	1	10.0	4	40.0	3	30.0	1	10.0	0	0.0	1	10.0
	TOTAL	13	1	7.7	0	0.0	1	7.7	4.5	34.6	4.5	34.6	1	7.7	0	0.0	1	7.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3	1	33.3	0	0.0	0	0.0	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10	0	0.0	0	0.0	1	10.0	4	40.0	3	30.0	1	10.0	0	0.0	1	10.0
	TOTAL	13	1	7.7	0	0.0	1	7.7	4.5	34.6	4.5	34.6	1	7.7	0	0.0	1	7.7

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TAXATION DISTRICT 018 TOWN OF ROCK FALLS

COUNTY 35 LINCOLN

CLASS		# OF SALES		ESSED ALUE		LES LUE	AGGREG RATIO		MEAN RATIO		MEDIAN RATIO	DISP COEF		CONC	PRI DIF	-		
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 2 2		0 247,900 247,900		0 7,000 7,000	0.0 64.0 64.0		0.0 64.6 64.6	3	0.00 64.63 64.63	0.00 3.51 3.51		0.0 100.0 100.0	0.0 1.0 1.0	1		
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 0 0	_	0 0 0		0 0 0	0.0	00 00 00	0.0 0.0 0.0	0	0.00 0.00 0.00	0.00 0.00 0.00)	0.0 0.0 0.0	0.0 0.0 0.0	0		
TOTAL	VACANT IMPROVED TOTAL	0 2 2		_0 247,900 247,900		0 7,000 7,000		_	0.0 64.6 64.6	3	0.00 64.63 64.63	0.00 3.51 3.51		0.0 100.0 100.0	0.0 1.0 1.0	1		
				FREQUE	NCY TA	BLE	(IN # OF	OCC	JRENC	ES AN	ID PER	CENTS F	ROM	MEDIA	N)			
			OTI		-45		-30%			5%		15%		30%		5%		THER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 2 2	0 0 0	0.0 0.0 0.0	0	0.0 0.0 0.0	0	0.0 0.0 0.0	0 1 1	0.0 50.0 50.0	0 1 1	0.0 50.0 50.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 0 0	0 0 0	0.0 0.0 0.0	0	0.0 0.0 0.0	0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0
TOTAL	VACANT IMPROVED	0 2	0	0.0 0.0	-	0.0 0.0	-	0.0	0	0.0 50.0	0	0.0 50.0	0 0	0.0 0.0	0 0	0.0 0.0	0 0	0.0 0.0

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TAXATION DISTRICT 020 TOWN OF RUSSELL

COUNTY 35 LINCOLN

CLASS		# OF SALES		ESSED ALUE	SAL VAL		AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	_	ONC	PRI DIFI			
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 2 2		0 96,100 96,100		0 500 500	0.00 134.41 134.41	0.00 127.88 127.88	127.88	0.00 9.48 9.48		0.0 100.0 100.0	0.00 0.99 0.99	5		
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 0 0	_	0 0 0		0 0 0	0.00 0.00 0.00	0.00 0.00 0.00	0.00	0.00 0.00 0.00		0.0 0.0 0.0	0.0 0.0 0.0	0		
TOTAL	VACANT IMPROVED TOTAL	0 2 2	F	96,100 96,100		0 500 500	0.00 134.41 134.41	0.00 127.88 127.88	127.88	9.48	_	0.0 00.0 00.0	0.00 0.99 0.99	5		
							IN # OF OCCU							-		THE
			OTI	1EK %	45% # %	<u>'</u>	30% # %	15 #	% + % #	15% %	#	80% %	#	5% %	#	THER %
1 - RESIDENTIAL																
TREODENTAL	VACANT IMPROVED TOTAL	0 2 2	0 0 0	0.0 0.0 0.0	0 0. 0 0. 0 0.	0	0 0.0 0 0.0 0 0.0	0	0.0 0 50.0 1 50.0 1	0.0 50.0 50.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0
2 - COMMERCIAL	IMPROVED	2	0	0.0	0 0.	0 0 0 0	0 0.0	0	50.0 1	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 022 TOWN OF SCHLEY

COUNTY 35 LINCOLN

CLASS		# OF SALES		ESSED ALUE	SAL VAL	-	AGGREGATE RATIO	MEAN RATI		MEDIAN RATIO	DISP COEFF	COE	-	PRI DIF	-		
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 3 3		0 322,800 322,800	334, 334,		0.00 96.65 96.65	0.0 104.4 104.4	4	0.00 94.44 94.44	0.00 10.72 10.72	0 66 66		0.0 1.0 1.0	8		
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 0 0	_	0 0 0		0 0 0	0.00 0.00 0.00	0.0 0.0 0.0	0	0.00 0.00 0.00	0.00 0.00 0.00	0 0 0	.0	0.0 0.0 0.0	00		
TOTAL	VACANT IMPROVED TOTAL	0 3 3		_0 322,800 322,800	334, 334,		0.00 96.65 96.65	0.0 104.4 104.4	4	0.00 94.44 94.44	0.00 10.72 10.72	0 66 66	_	0.0 1.0 1.0	8		
				FREQUE	ENCY TAE	LE (I	N # OF OCC	JRENC	ES AN	D PERC	ENTS FR	OM ME	DIAN))			
			OTH	IER	-45%											_	
							-30%		5%		5%	+30%			15%		THER
			#	%	# %		-30% # %	-1 #	5% %	+1 #	5% %	+30% #	%	+4		#	%
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 3 3))							% .0 .0				
1 - RESIDENTIAL 2 - COMMERCIAL	IMPROVED	3	# 0 0	% 0.0 0.0	# % 0 0.0 0 0.0))))	# % 0 0.0 0 0.0	# 0 1.5	% 0.0 50.0	# 0 .5	% 0.0 16.7	# 0 0 0 0	% .0 .0 .0 .0	#	% 0.0 33.3	# 0 0	% 0.0 0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE 2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 024 TOWN OF SCOTT

COUNTY 35 LINCOLN

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	9	1,153,600	1,102,099	104.67	120.47	114.17	21.24	44.4	1.15
	TOTAL	9	1,153,600	1,102,099	104.67	120.47	114.17	21.24	44.4	1.15
2 - COMMERCIAL	VACANT	1	60,300	66,200	91.09	91.09	91.09	0.00	100.0	1.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	1	60,300	66,200	91.09	91.09	91.09	0.00	100.0	1.00
TOTAL	VACANT	1	60,300	66,200	91.09	91.09	91.09	0.00	100.0	1.00
	IMPROVED	9	1,153,600	1,102,099	104.67	120.47	114.17	21.24	44.4	1.15
	TOTAL	10	1,213,900	1,168,299	103.90	117.54	107.70	22.41	50.0	1.13
			FREQUE	NCY TABLE	(IN # OF OCCU	JRENCES .	AND PERCI	ENTS FRO	M MEDIAN	1)

			OTH	HER	-4	15%	-3	0%	-1	15%	+	15%	+3	30%	+	45%	(OTHER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
I KLOIDLINIAL	IMPROVED	9	0	0.0	Ö	0.0	3	33.3	1.5	16.7	2.5	27.8	Ö	0.0	1	11.1	1	11.1
	TOTAL	9	0	0.0	0	0.0	3	33.3	1.5	16.7	2.5	27.8	0	0.0	1	11.1	1	11.1
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	0	0.0	3	33.3	1.5	16.7	2.5	27.8	0	0.0	1	11.1	1	11.1
	TOTAL	10	0	0.0	0	0.0	2	20.0	3	30.0	2	20.0	1	10.0	1	10.0	1	10.0

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TAXATION DISTRICT 026 TOWN OF SKANAWAN

COUNTY 35 LINCOLN

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	30,300	31,000	97.74	97.74	97.74	0.00	100.0	1.00
	IMPROVED	1	94,500	152,300	62.05	62.05	62.05	0.00	100.0	1.00
	TOTAL	2	124,800	183,300	68.09	79.90	79.90	22.34	0.0	1.17
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	30,300	31,000	97.74	97.74	97.74	0.00	100.0	1.00
	IMPROVED	1	94,500	152,300	62.05	62.05	62.05	0.00	100.0	1.00
	TOTAL	2	124,800	183,300	68.09	79.90	79.90	22.34	0.0	1.17
			FREQUEN	CY TABLE	(IN # OF OCCU	JRENCES A	AND PERCE	ENTS FRO	M MEDIAN	4)

			OTH	HER	-4	15%	-3	0%	-1	15%	+	15%	+	30%	+4	5%	0	THER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0

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TAXATION DISTRICT 028 TOWN OF SOMO

COUNTY 35 LINCOLN

CLASS		# OF SALES		SESSED ALUE		ALES ALUE	AGGREGA RATIO	TE MEAN RATI		MEDIAN RATIO	DISP COEFF	_	ONC OEFF	PRI DIF	-		
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 2 2		0 54,400 54,400		0 37,000 37,000	0.00 147.03 147.03	195.0	4	0.00 195.04 195.04	0.00 70.06 70.06		0.0 0.0 0.0	0.0 1.3 1.3	3		
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 0 0	_	0 0 0		0 0 0	0.00 0.00 0.00	0.0	0	0.00 0.00 0.00	0.00 0.00 0.00		0.0 0.0 0.0	0.0 0.0 0.0	0		
TOTAL	VACANT IMPROVED TOTAL	0 2 2	F	54,400 54,400		0 37,000 37,000	0.00 147.03 147.03	195.0	4	0.00 195.04 195.04	0.00 70.06 70.06		0.0 0.0 0.0	0.0 1.3 1.3	3		
							(IN # OF O							•			
				HER		5%	-30%		5%		5%		0%		5%		OTHER
			#	%	#	%	#	<u>//</u> #	%	#	%	#	%	#	<u>%</u>	#	%
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 2 2	0 1 1	0.0 50.0 50.0	0 0 0	0.0 0.0 0.0	0 0 0 0 0 0	0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 1 1	0.0 50.0 50.0
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 0 0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0 0 0 0	0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0 0	0 0	0.0	0	0.0 0.0	0	0.0	0 0	0.0 0.0	0	0.0 50.0

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TAXATION DISTRICT 030 TOWN OF TOMAHAWK

COUNTY 35 LINCOLN

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	5	107,900	63,000	171.27	192.67	163.33	40.41	40.0	1.12
	IMPROVED	8	771,400	685,000	112.61	122.80	110.50	25.27	50.0	1.09
	TOTAL	13	879,300	748,000	117.55	149.67	149.00	32.06	30.8	1.27
- COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	5	107,900	63,000	171.27	192.67	163.33	40.41	40.0	1.12
	IMPROVED	8	771,400	685,000	112.61	122.80	110.50	25.27	50.0	1.09
	TOTAL	13	879,300	748,000	117.55	149.67	149.00	32.06	30.8	1.27

			ОТ	HER		45%	-3	0%	-1	15%	+	15%	+	30%	+	45%	(OTHER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	5	1	20.0	0	0.0	0	0.0	1.5	30.0	.5	10.0	1	20.0	0	0.0	1	20.0
	IMPROVED	8	0	0.0	0	0.0	1	12.5	3	37.5	1	12.5	0	0.0	2	25.0	1	12.5
	TOTAL	13	0	0.0	5	38.5	1	7.7	.5	3.9	3.5	26.9	1	7.7	1	7.7	1	7.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	5	1	20.0	0	0.0	0	0.0	1.5	30.0	.5	10.0	1	20.0	0	0.0	1	20.0
	IMPROVED	8	0	0.0	0	0.0	1	12.5	3	37.5	1	12.5	0	0.0	2	25.0	1	12.5
	TOTAL	13	0	0.0	5	38.5	1	7.7	.5	3.9	3.5	26.9	1	7.7	1	7.7	1	7.7

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TAXATION DISTRICT 032 TOWN OF WILSON

COUNTY 35 LINCOLN

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL	
1 - RESIDENTIAL	VACANT	2	49,800	124,000	40.16	70.31	70.31	60.42	0.0	1.75	
	IMPROVED TOTAL	6 8	833,000 882,800	876,000 1,000,000	95.09 88.28	97.24 90.51	93.99 93.99	12.70 20.82	66.7 50.0	1.02 1.03	
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00	
	IMPROVED TOTAL	0 0	0	0	0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.0 0.0	0.00 0.00	
TOTAL	VACANT IMPROVED TOTAL	2 6 8	49,800 833,000	124,000 876,000	40.16 95.09	70.31 97.24	70.31 93.99	60.42 12.70	0.0 66.7	1.75 1.02	
	TOTAL	0	882,800	1,000,000	88.28	90.51	93.99	20.82	50.0	1.03	
			FREQUE	NCY TABLE	(IN # OF OCCU	JRENCES A	AND PERC	ENTS FRO	M MEDIAN	l)	
			OTHER	-45%	-30%	-15%	+15	5%	+30%	+45%	О
			# %	# %	# %	# 9	% #	%	# %	# %	#

			ОТ	HER	-4	15%	-30	%	-1	15%	+	15%	+	30%	+4	5%	(OTHER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0
	IMPROVED	6	0	0.0	0	0.0	0	0.0	3	50.0	1	16.7	2	33.3	0	0.0	0	0.0
	TOTAL	8	1	12.5	0	0.0	0	0.0	3	37.5	1	12.5	3	37.5	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0
	IMPROVED	6	0	0.0	0	0.0	0	0.0	3	50.0	1	16.7	2	33.3	0	0.0	0	0.0
	TOTAL	8	1	12.5	0	0.0	0	0.0	3	37.5	1	12.5	3	37.5	0	0.0	0	0.0

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251 CITY OF MERRILL **TAXATION DISTRICT**

VACANT

TOTAL

IMPROVED

TOTAL

COUNTY 35 LINCOLN

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES		SESSED ALUE	_	ALES ALUE	AGGRI RA	_	MEAI RATI		MEDIAN RATIO	DISP COEF		CONC	PRI DIF	-		
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	1 70 71		42,800 ,134,000 ,176,800	6,23	48,000 33,890 31,890	9	9.17 8.40 8.33	89.1 107.7 107.4	70	89.17 100.97 100.89	0.0 18.5 18.4	6	100.0 55.7 56.3	1.0 1.0 1.0	9		
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 3 3		0 471,400 471,400	52	0 22,200 22,200	9	0.00 0.27 0.27	0.0 91.0 91.0	00 08	0.00 88.37 88.37	0.0 5.1 5.1	0 6	0.0 100.0 100.0	0.0 1.0 1.0	0 1		
TOTAL	VACANT IMPROVED TOTAL	1 73 74		42,800 ,605,400 ,648,200	6,75	48,000 56,090 04,090	9	9.17 7.77 7.71	89.1 107.0 106.7)1	89.17 100.48 100.07	0.0 18.2 18.2	8	100.0 57.5 58.1	1.0 1.0 1.0	9		
	FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)																	
				OTHER # %		45% # %				15% %	#	15% %	+	30% %	<u>+4</u> #	.5% %	#	OTHER %
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	1 70 71	0 0 0	0.0 0.0 0.0	0 1 1	0.0 1.4 1.4	0 11 11	0.0 15.7 15.5	.5 23 23.5	50.0 32.9	.5 16 16.5	50.0 22.9 23.2	0 8 8	0.0 11.4 11.3	0 4 4	0.0 5.7 5.6	0 7 7	0.0 10.0 9.9
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 3 3	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 1.5 1.5	0.0 50.0 50.0	0 1.5 1.5	0.0 50.0 50.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0

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11 14.9

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24.5 33.6

25 33.8

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18

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4

4

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5.4

8 11.0

8 10.8

0.0

0.0

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0

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1

73

74

0.0

1 1.4

1 1.4

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TAXATION DISTRICT 286 CITY OF TOMAHAWK

COUNTY 35 LINCOLN

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL							
1 - RESIDENTIAL	VACANT	2	63,100	23,500	268.51	308.03	308.03	14.71	100.0	1.15							
	IMPROVED	27	3,486,300	3,195,600	109.10	112.46	111.09	14.87	55.6	1.03							
	TOTAL	29	3,549,400	3,219,100	110.26	125.95	113.10	25.55	48.3	1.14							
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00							
	IMPROVED	2	290,400	125,000	232.32	210.17	210.17	52.70	0.0	0.90							
	TOTAL	2	290,400	125,000	232.32	210.17	210.17	52.70	0.0	0.90							
ΓΟΤΑL	VACANT	2	63,100	23,500	268.51	308.03	308.03	14.71	_100.0 _	1.15							
	IMPROVED	29	3,776,700	3,320,600	113.74	119.20	111.09	20.72	55.2	1.05							
	TOTAL	31	3,839,800	3,344,100	114.82	131.38	113.10	30.22	48.4	1.14							
			FREQUEN	ICY TABLE	FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)												

			OTHER		-4	15%	-3	-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	
4 DECIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	
1 - RESIDENTIAL	IMPROVED	27	0	0.0	1	3.7		18.5	7.5		7.5	27.8	4	14.8	1	3.7	1	3.7	
			0		!	-	5			_		_	•		1		1	-	
	TOTAL	29	0	0.0	1	3.5	6	20.7	7.5	25.9	6.5	22.4	5	17.2	0	0.0	3	10.3	
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	
	IMPROVED	2	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	
	TOTAL	2	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	
	IMPROVED	29	0	0.0	1	3.5	5	17.2	8.5	29.3	7.5	25.9	4	13.8	1	3.5	2	6.9	
	TOTAL	31	0	0.0	1	3.2	6	19.4	8.5	27.4	6.5	21.0	5	16.1	0	0.0	4	12.9	